

GENERAL NOTES:

(REVISED 05-21-12)

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4773 OR AT [HTTP://WWW.MESA.AZ.GOV/DEVELOPMENT/CONSTRUCTION/PERMITS.ASPX](http://www.mesaaz.gov/development/construction/permits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE NOTIFEEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.

- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 773-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE UNDERSIGNED CONSULTANT AND APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. THE CONSULTANT AND APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH APPROVAL OR STANDARD WILL RESULT IN THE DENIAL OF CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. EXCEPT FOR MODIFICATIONS OR DEVIATIONS EXPRESSLY APPROVED BY THE CITY, APPROVAL OF THE CONSTRUCTION DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING & ZONING BOARD, AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS.

STAKING NOTES:

CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES AND NOTIFY SRP.

ALL OFFSET OR REFERENCE STAKES SET BY THE ENGINEER ARE TO BE MAINTAINED INTACT. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTIONS SHALL BE PRESENTED TO ANY PARTY UNLESS SUCH STAKES ARE PRESENT AND THEIR ORIGIN IS VERIFIED. IF STAKES ARE NOT MAINTAINED INTACT, ALL CORRECTIONS SHALL BE MADE BY THE CONTRACTOR AT HIS EXPENSE.

ONE SET OF STAKES WILL BE FURNISHED BY THE OWNER FOR THE WATER LINE, WATER SERVICES, FIRE HYDRANT LOCATIONS AND GRADE, SEWER LINES AND SERVICES, CONCRETE SUBGRADE AND A.B.C.. ALL ADDITIONAL STAKING TO BE CHARGED TO THE CONTRACTOR. 48 WORKING HOUR NOTICE IS REQUIRED FOR STAKING BY THE SUBDIVISION ENGINEER.

FEMA FLOOD ZONE DELINEATION:

THIS SITE IS LOCATED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2760L AND 04013C2770L WITHIN A ZONE 'X' SHADED AND "PANEL NOT PRINTED" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2780L AND 04013C2790L.

CITY OF MESA BENCHMARK:

MERIDIAN & WARNER
BRASS TAG IN TOP-OF-CURB ON THE NORTHWEST CORNER OF INTERSECTION.
ELEVATION = 1481.30 (CITY OF MESA DATUM - NAVD'88)
ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST, REVISED NOVEMBER 2012.

SITE BENCHMARK:

BRASS CAP IN HANDHOLE APPROXIMATELY 140' SOUTH OF THE INTERSECTION OF ELLSWORTH & RAY,
BEING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST.
ELEVATION = 1391.74 (CITY OF MESA DATUM - NAVD'88)

MARICOPA COUNTY

ENVIRONMENTAL SERVICES DEPARTMENT:

IN ACCORDANCE WITH AAC R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN OR NOTED HEREON WERE MADE BY MYSELF OR UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

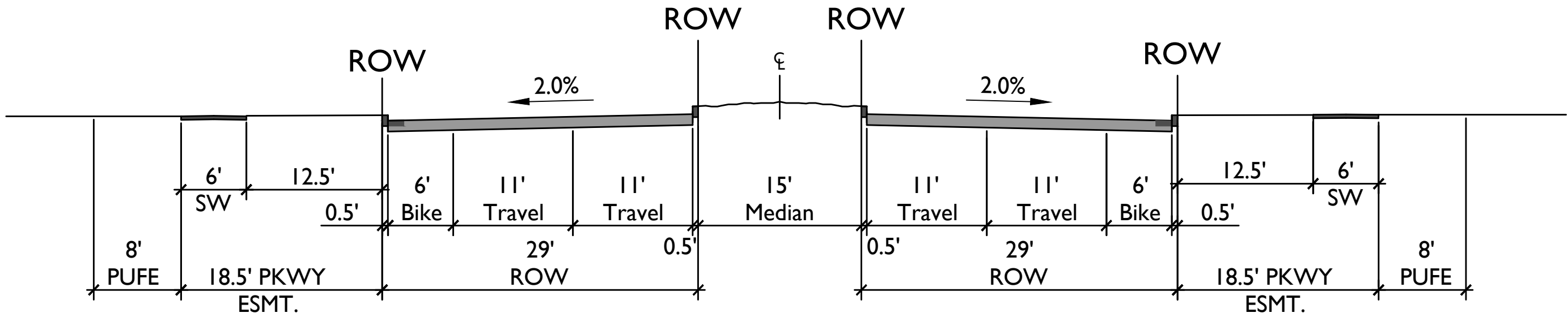
SIGNATURE DATE

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT NOTICE OF EXTENDED PAYMENT PROVISION

The construction contract will allow the owner to make payment within thirty (30) days after certification and approval of billings.

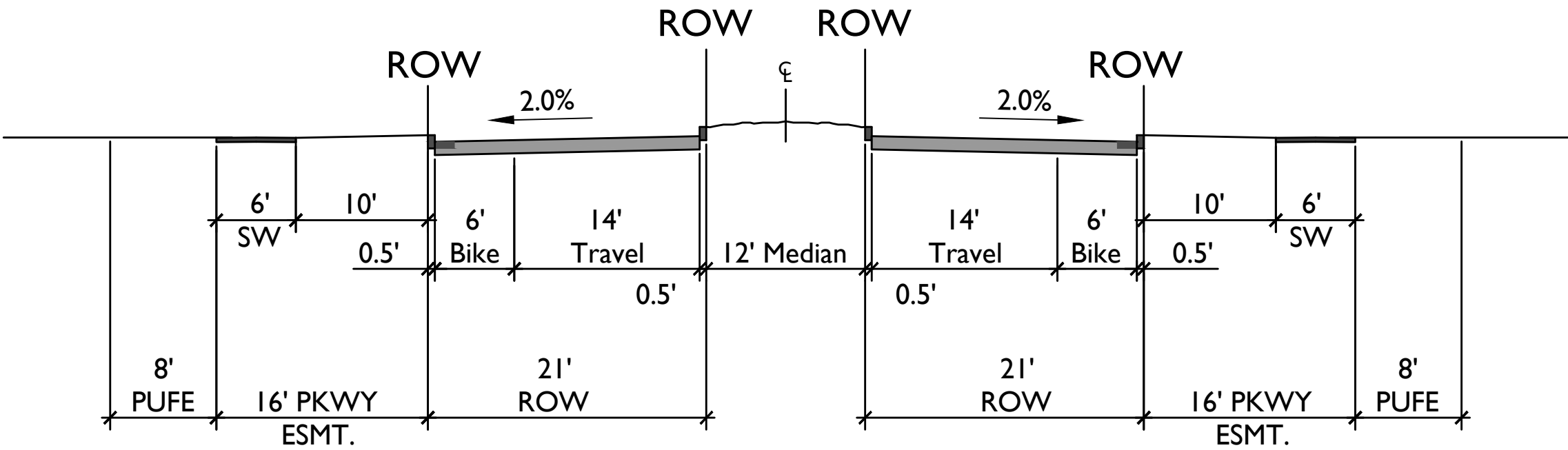
MASS GRADING PLANS FOR Cadence at Gateway Phase 2 & 3 5461 S ELLSWORTH, MESA, ARIZONA

A PORTION OF SECTION 26 & 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



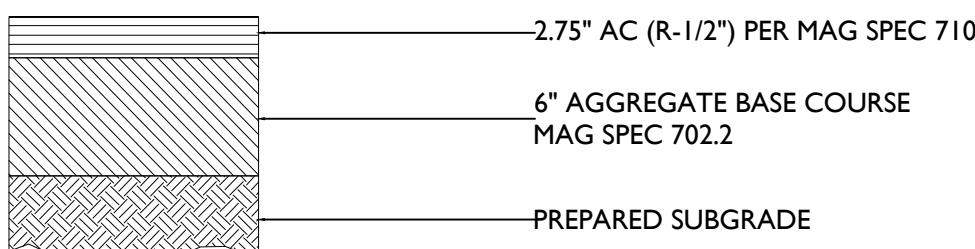
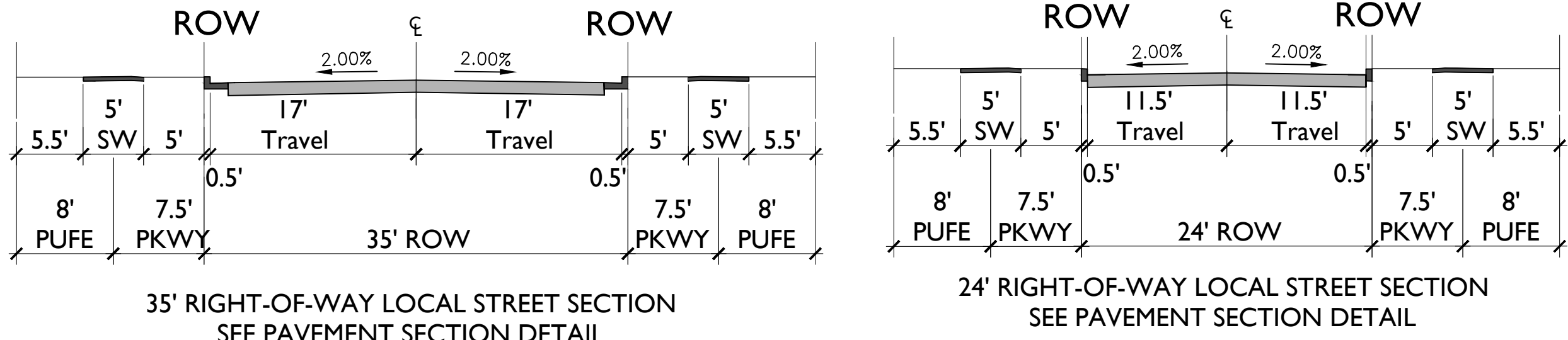
COMMUNITY COLLECTOR (4 LANE)

N.T.S.

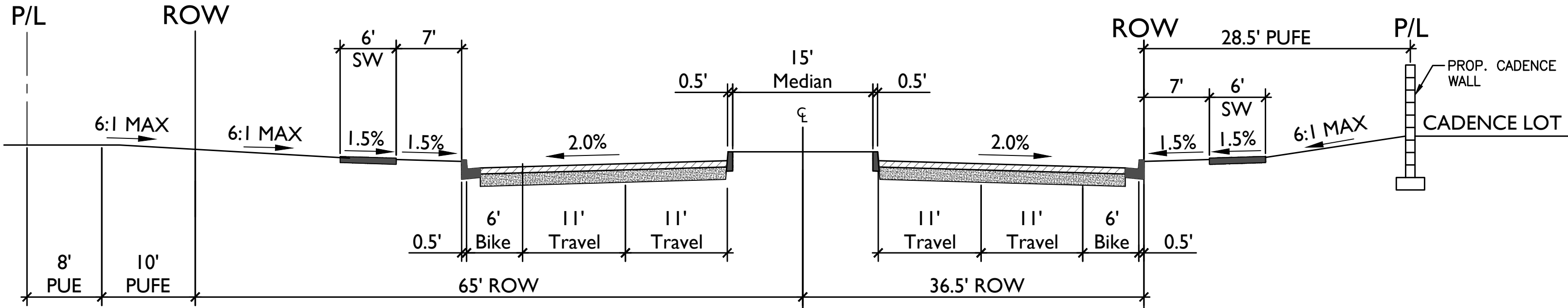


COMMUNITY COLLECTOR (2 LANE) & NEIGHBORHOOD ENTRY (2 LANE)

N.T.S.



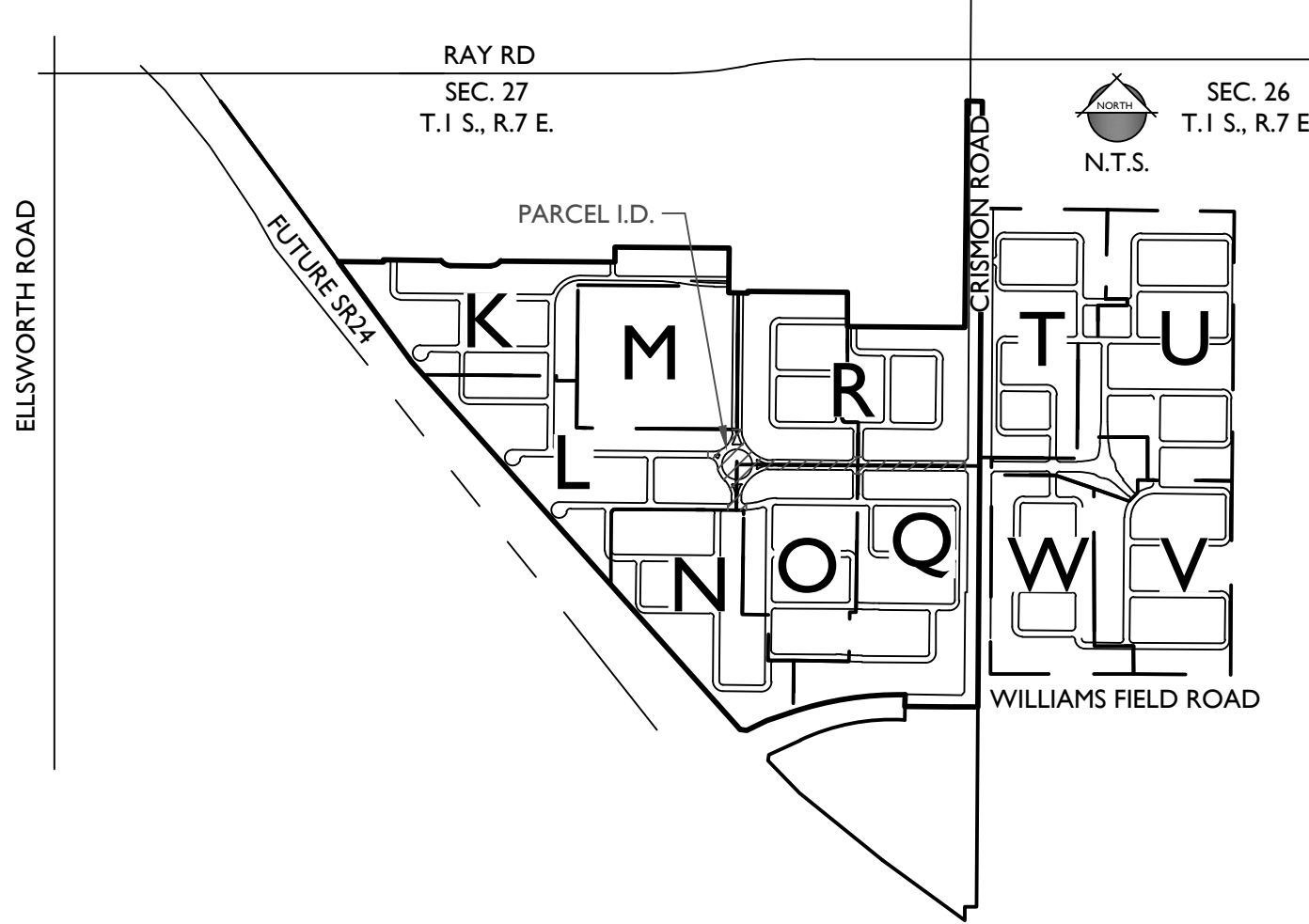
SEE SOILS REPORT
LOCAL STREET ASPHALT PAVEMENT SECTION DETAIL
PER CITY OF MESA DETAIL M-19.01



ARTERIAL ROADWAY (CRISMON ROAD)

N.T.S.

VICINITY MAP



CIVIL ENGINEER:

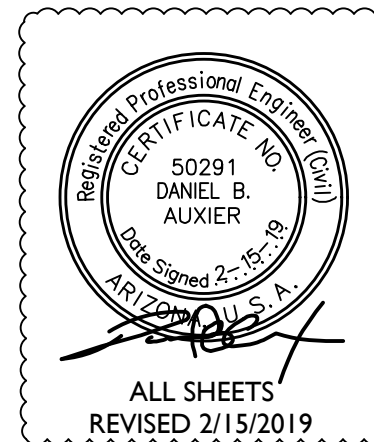
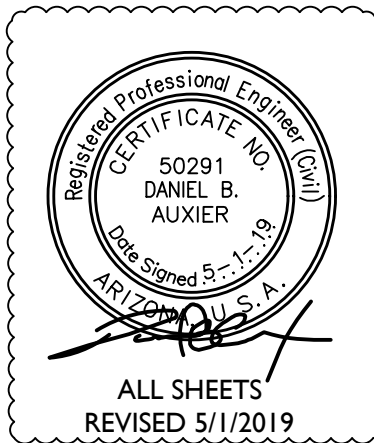
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL "OX" AUXIER, P.E.

DEVELOPER:

HARVARD INVESTMENTS, INC.
17700 N PACESETTER WAY SUITE 100
SCOTTSDALE, AZ 85255
PHONE (480) 515-3255
CONTACT: TIM BRISLIN

SHEET INDEX:

DESCRIPTION		SHEET NO
COVER SHEET & GENERAL NOTES SHEETS	CS01 - CS02	1 - 2
DETAIL SHEETS	DT01 - DT02	3 - 4
GRADING SHEETS	MG01 - MG26	5 - 30

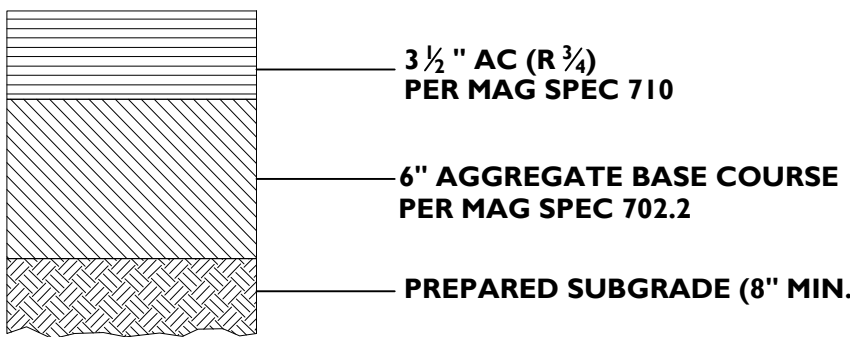


COORDINATION LIST:

DESCRIPTION	REPRESENTATIVE	PHONE
SRP DISTRIBUTION	JOHN NESTVOLD	602-236-6074
CENTURY LINK	CHRIS LERTIQUE	602-630-0492
SOUTHWEST GAS	GENE FLOREZ	602-484-5302
COX CABLEVISION	KEN DEGRAFFENREID	623-328-3423
SPRINT	COLIN SWORD	602-417-0970

LEGEND (FOR FOLLOWING SHEETS)

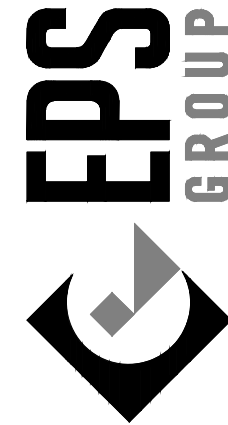
	GRADE BREAK		PROPOSED WATER PLUG
	GRADE CHANGE		PROPOSED WATER LINE
	BARRICADE		PROPOSED AIR RELEASE VALVE
	SIGN		PROPOSED WATER VALVE
	PROPOSED SEWER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SEWER MH		PROPOSED STORM DRAIN, BLEED-OFF OR IRRIGATION
	SEWER FLOW DIRECTION		PROPOSED CATCH BASIN
	PROPOSED SEWER PLUG		PROPOSED FLARED END SECTION
	PROPOSED STREET LIGHT (SEE PLANS BY WRIGHT ENGINEERING)		



ASPHALT PAVEMENT SECTION FOR COLLECTOR

SEE SOILS REPORT - N.T.S.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Cadence at Gateway Phase 2 & 3

Project:

Revisions:

1	MASS GRADE UPDATE 5/1/2019
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ARIZONA 80

Designer: JCM
Drawn by: APK



Job No.
18-106

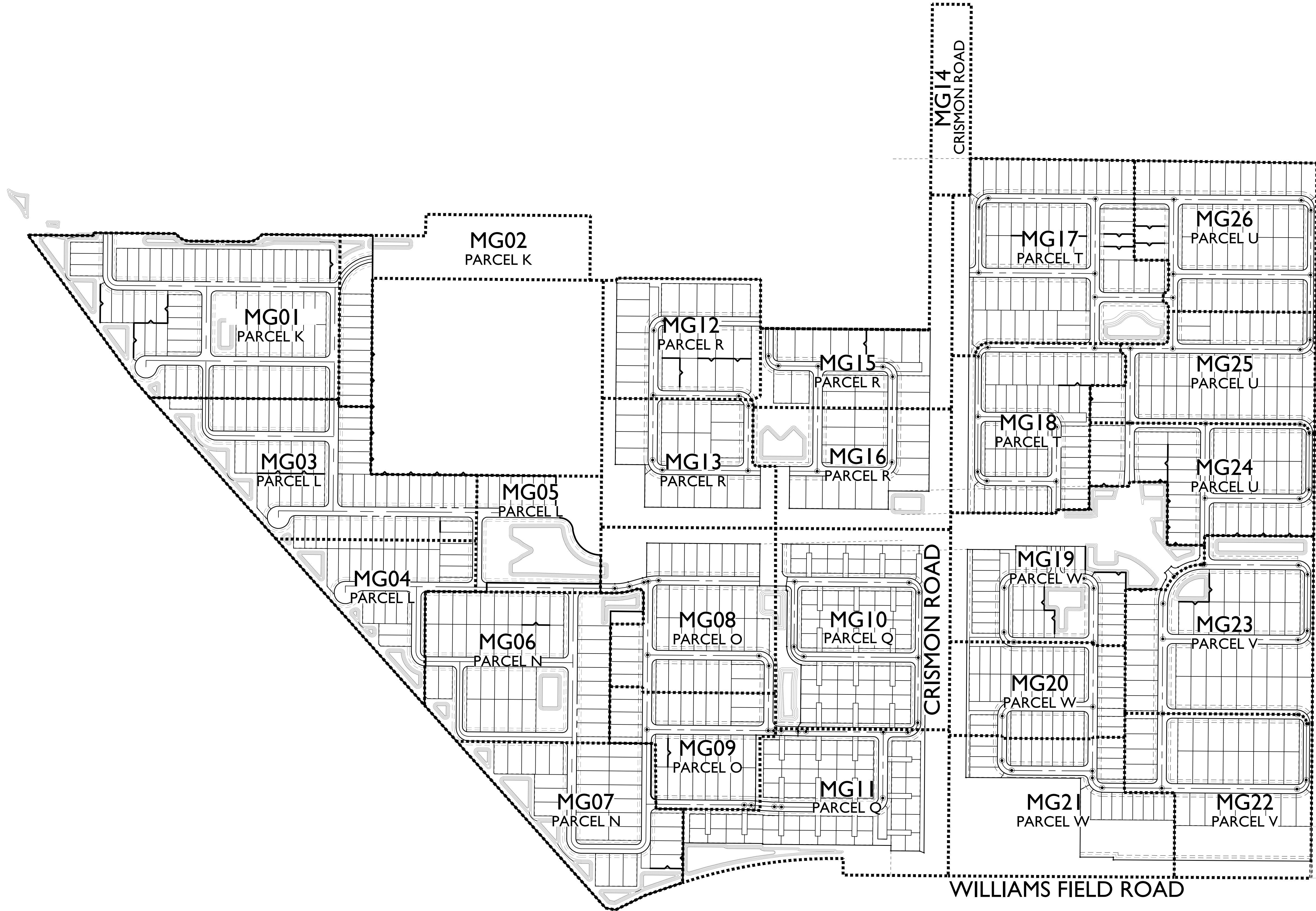
CS01

Sheet No.
1
of 30

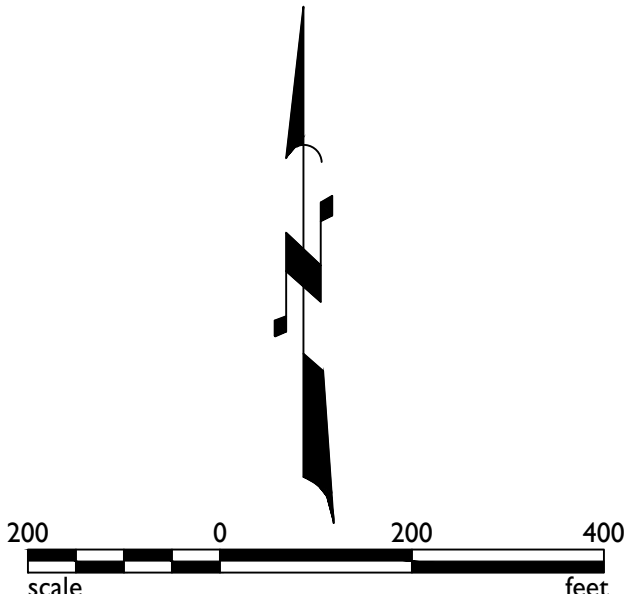
18-106 - Mass Grading at Cadence at Gateway Phase 2 & 3

May 02, 2019 7:57pm Q:\Projects\2018\18-106\Civil\Phase 2_Mass Grade\18-106 - CS02.dwg sramirez

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT NOTICE OF EXTENDED PAYMENT PROVISION
The construction contract will allow the owner to make payment within thirty (30) days after certification and approval of billings.



MASS GRADING INDEX MAP



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

Cadence at Gateway Phase 2 & 3
5461 S Ellsworth
Mesa, AZ

Revisions:

1st Submittal 12/17/18	2	MASS GRADE UPDATE 5/1/2019
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Call at least five full working days before any work begins.

State of Arizona
Division of Public Safety
11 Maricopa County (802063-1100)

Designer: JCM
Drawn by: APK

Job No.
18-106

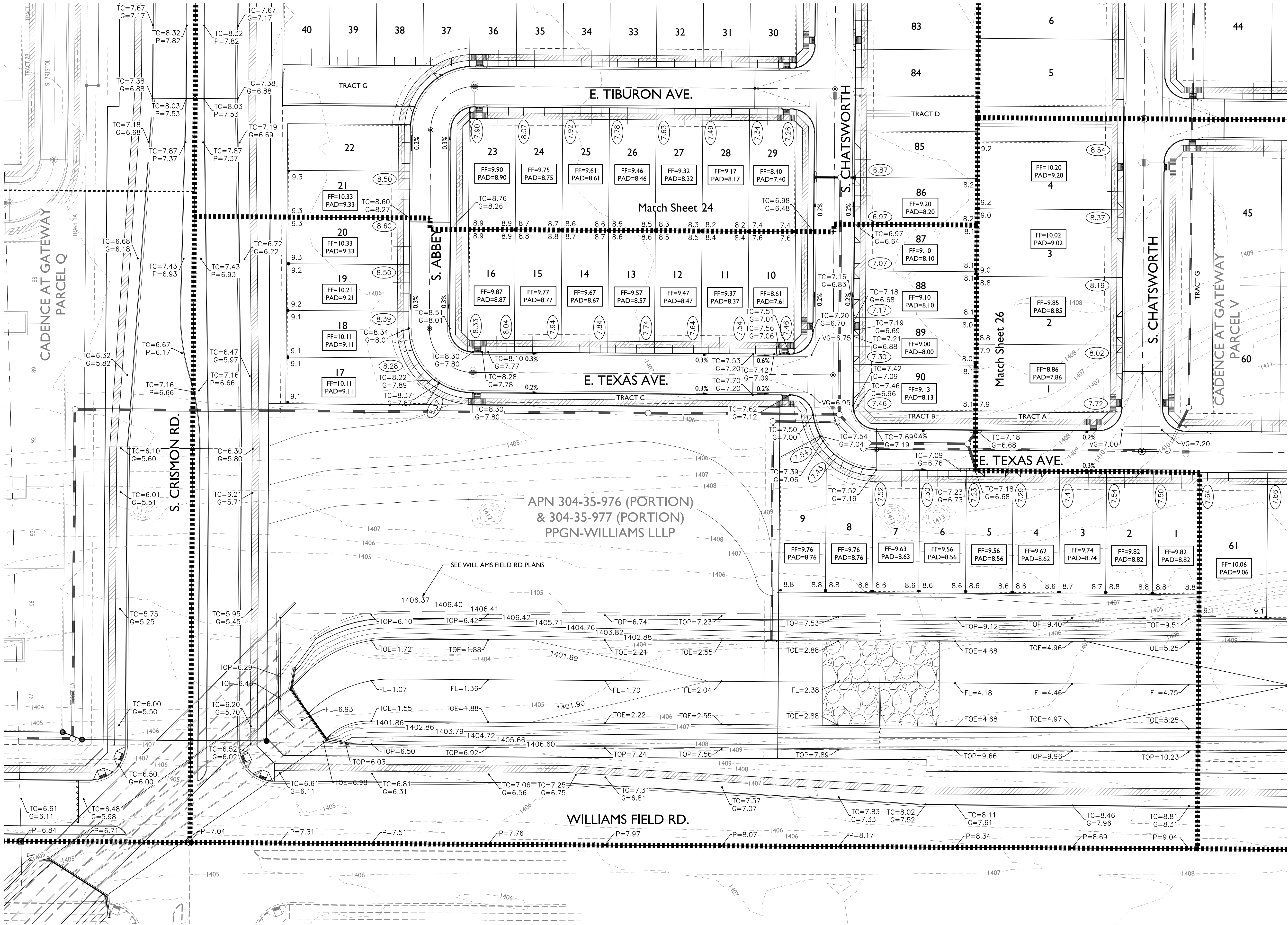
Sheet No.
2
of 30

CS02

18-106 - Mass Grading at Cadence at Gateway Phase 2 & 3

May 02, 2019 8:25pm Q:\Projects\2018\18-106\Civil\Phase 2_Mass Grade\18-106 - MG21.dwg

rbower



LEGEND

- XX LOT NUMBER
- FF = XXXX
PAD = XXXX PROPOSED FINISHED FLOOR
ELEVATION PROPOSED PAD
ELEVATION
- XX.X PROPOSED PROPERTY
CORNER ELEVATION
- TC = XX.XX
G = XX.XX PROPOSED TOP OF CURB &
GUTTER GRADE
- SW = X.XX PROPOSED SIDEWALK ELEVATION
- FG = X.XX PROPOSED FINISHED GRADE
ELEVATION
- PROPOSED STORM DRAIN LINE
- XXXX PROPOSED TOP OF CURB
ELEV. AT P/L
- GRADE BREAK
- GRADE CHANGE
- PROPOSED STRUCTURAL RETAINING
WALL (SEE US PLANS)
- TW = XXXX.XX TOP OF WALL
- TRW = XXXX.XX TOP OF RETAINING WALL
- FG = XXXX.XX FINISH GRADE
- TF = XXXX.XX TOP OF FOOTING
- TOP OF SLOPE
- HIGH WATER
- MINOR CONTOUR
- MAJOR CONTOUR
- SHEET LIMITS

CITY OF MESA BENCHMARK:

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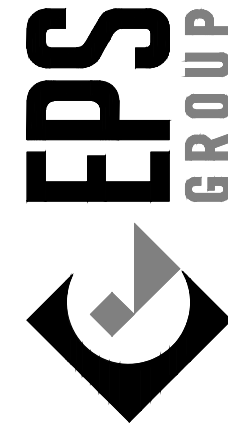
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OF THE INTERSECTION OF ELLSWORTH & RAY, BEING
THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP
1 SOUTH, RANGE 7 EAST.
ELEVATION = 1391.74 (CITY OF MESA DATUM - NAVD'88)

NOTES:

- FOR TYPICAL LOT GRADING DETAILS, SEE SHEET DT01.
- FOR TYPICAL GRADING CROSS SECTIONS, SUCH AS, BUT
NOT LIMITED TO, SIDEYARD ADJACENT TO STREET,
SIDEYARD ADJACENT TO BASIN, LOCAL STREET ADJACENT
TO BASIN, COLLECTOR ADJACENT TO BASIN, ETC., SEE
SHEET DT02.
- FOR A-TYPICAL GRADING CROSS SECTIONS, SEE SHEET DT02.
- A SOILS REPORT FOR THIS PROJECT HAS BEEN PREPARED BY
THE FIRM OF ACS SERVICES LLC (PROJECT NO. 1401034)
DATED MARCH 3, 2014. THE CONTRACTOR IS RESPONSIBLE
FOR OBTAINING A COPY OF SAID SOILS REPORT AND USING
SAME IN PREPARING A BID AND COMPLETING WORK FOR
THIS PROJECT. ALL EARTHWORK SHALL BE PERFORMED IN
ACCORDANCE WITH THE RESULTS OF SAID SOILS REPORT.

1130 N Alma School Road
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Cadence at Gateway Phase 2 & 3

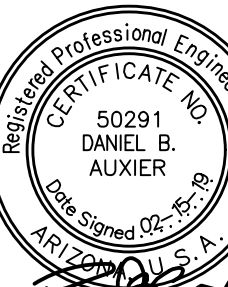
Project:

Revisions:

1. MASS GRADE UPDATE 5/1/2019



Designer: JCM
Drawn by: APK



Job No.
18-106

MG21

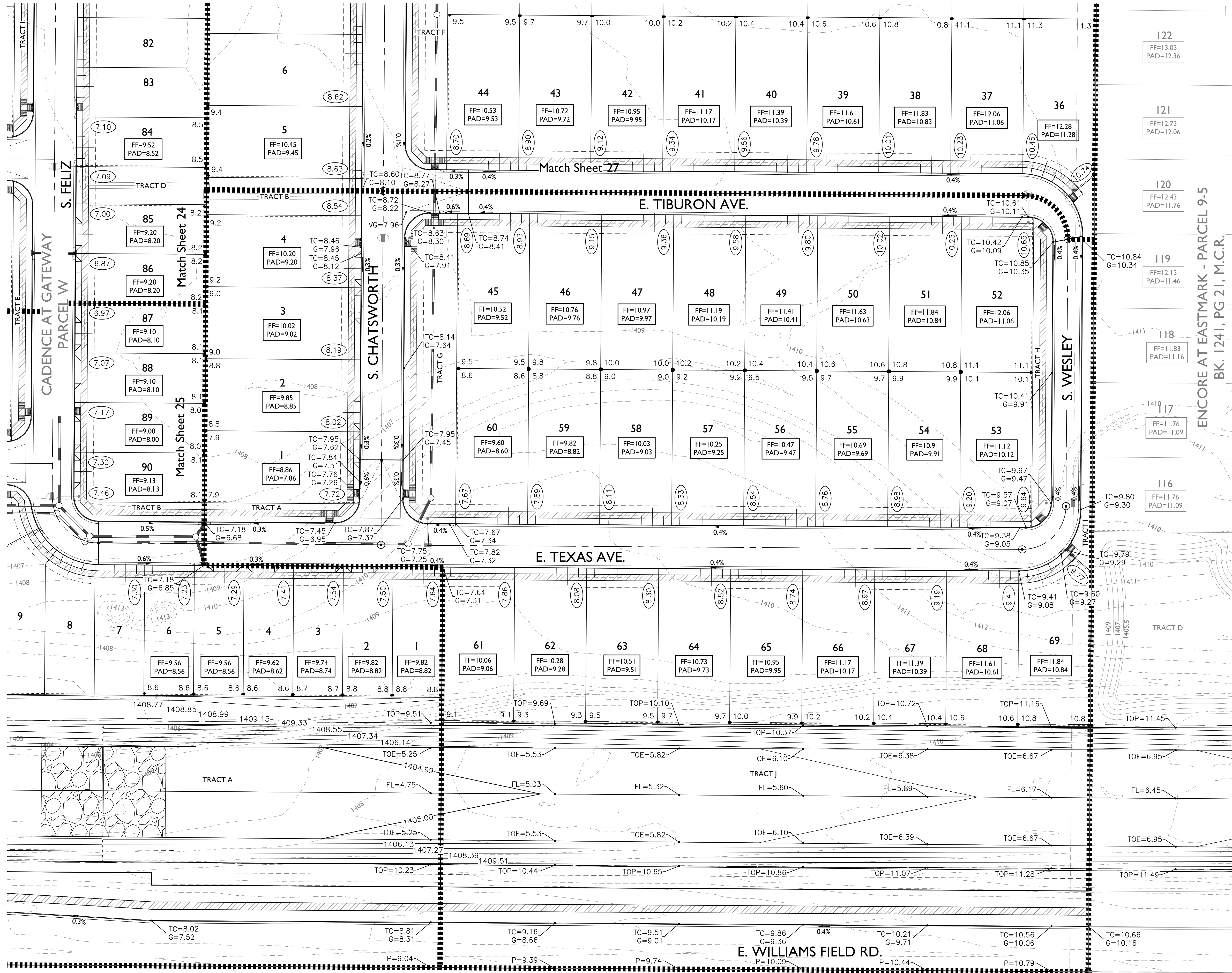
Sheet No.
25
of 30

THE PROMPT PAY LAW WILL BE ALTERED FOR
THIS CONTRACT NOTICE OF EXTENDED
PAYMENT PROVISION
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18-106 - Mass Grading at Cadence at Gateway Phase 2 & 3

May 02, 2019 8:27pm Q:\Projects\2018\18-106\Civil\Phase 2_Mass Grade\18-106 - MG22.dwg

r.bower



LEGEND

XX LOT NUMBER

FF = X.XX
PAD = X.XX PROPOSED FINISHED FLOOR
ELEVATION PROPOSED PAD
ELEVATION

XX.X PROPOSED PROPERTY
CORNER ELEVATION

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TOP OF SLOPE

HIGH WATER

MINOR CONTOUR

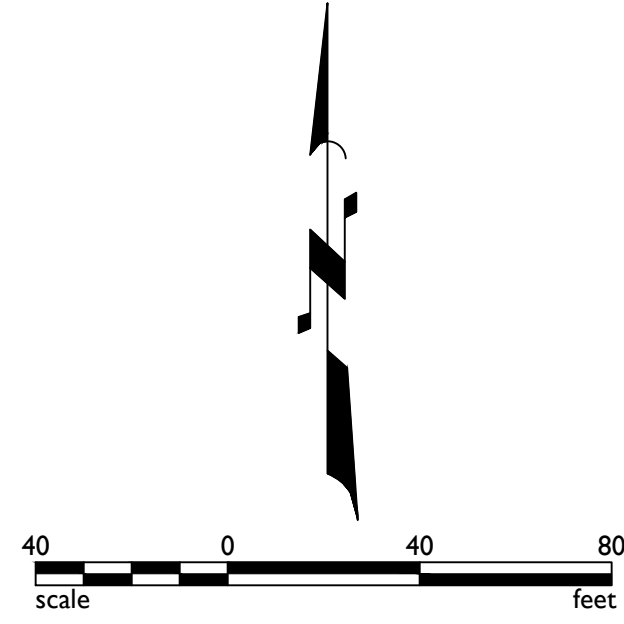
MAJOR CONTOUR

SHEET LIMITS

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1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Cadence at Gateway Phase 2 & 3
546 S Ellsworth
Mesa, AZ

Revisions:

1	18-106 - MASS GRADE UPDATE 5/1/2019
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1st Submittal 12/17/18

Call at least three working days
before and after each revision.

ARIZONA
Professional Engineer
Daniel B. Auxier
No. 50291
Exp. 12/31/2021

Designer: JCM
Drawn by: APK

Job No.
18-106
MG22

Sheet No.
26
of 30